

November 3, 2009

RESOLUTION ADOPTING GUIDELINES, RATING SYSTEMS AND
COMPLIANCE THRESHOLDS FOR THE SONOMA COUNTY GREEN
BUILDING PROGRAM

WHEREAS, the State of California has adopted the 2008 Building Energy Efficiency Standards set forth in Title 24, which is scheduled to become effective January 1, 2010, and is the basis for a green building program;

WHEREAS, local jurisdictions may adopt green building and energy efficiency programs that are in excess of the State standards, subject to approval by the California Energy Commission (CEC); and

WHEREAS, on November 4, 2008, the Board of Supervisors passed Resolution No. 08-0947 giving policy direction to staff for creation of a local green building program using Leadership in Energy and Environmental Design (LEED®) guidelines for commercial construction and Build It Green (BIG) guidelines for residential construction; and

WHEREAS, Resolution No. 08-0947 set forth a 50 point threshold for residential buildings, and a 20 point threshold for commercial buildings, however, the minimum certifiable under the new LEED® is 40 points; and

WHEREAS, it is in the best interest of the county and the community to provide for a green building program that can easily be certified by the appropriate entity; and

WHEREAS, effective April 27, 2009, LEED® launched the new 2009 rating system to compliment the new 2008 Building Energy Efficiency Standards promulgated by the California Energy Commission; and

WHEREAS, BIG is has updated their respective green building rating system to the current 2008-2011 version and is expected to launch this rating system January 1, 2010, which will also compliment the new 2008 Building Energy Efficiency Standards; and

WHEREAS, the Board of Supervisors has now approved a Green Building Ordinance (Chapter 7D1 of the Sonoma County Code) and an Energy Efficiency Ordinance (Chapter 7D2 of the Sonoma County Code), whose provisions will become operative and enforceable upon approval by the CEC and adoption of said ordinances by the Board of Supervisors; and

WHEREAS, this Resolution is intended to satisfy the requirements of Section 7D1-4, Compliance, which provides for the setting of green building guidelines, rating systems and compliance thresholds for all buildings by Resolution of the Board of Supervisors; and

WHEREAS, Chapter 7D1 and 7D2 coupled with the guidelines, rating systems and compliance thresholds in this Resolution will create a green building and energy efficiency program that promotes regional consistency and predictability, while being mindful that cities and counties have differences in their development approach; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors (Board) hereby finds and determines that Sonoma County's "Green Building Program" shall be based on the 2008 Building Energy Efficiency Standards, as modified by Chapters 7D1 and 7D2, and selects the U.S. Green Building Council's LEED® 2009 Green Building Rating System for all new commercial building projects within Sonoma County, and the Build It Green - 2008-2011 Green Building Rating System for both new home construction and new multifamily residential construction within Sonoma County; and

BE IT FURTHER RESOLVED that the Board selects and adopts for residential construction a compliance threshold of 50 green points under the Build It Green, Green Point Rated System; and

BE IT FURTHER RESOLVED that the Board hereby finds that raising the required demonstration of 20 points LEED® to 40 points LEED® equivalent under the applicable LEED® Green Building Rating System will provide for the ability of new commercial construction to be certified under the LEED® program, and is a measured, and reasonable step in working toward sustainable and consistent building practices, and hereby selects and adopts a compliance threshold of 40 points LEED® equivalent; and

BE IT FURTHER RESOLVED that the Board hereby finds that new residential and commercial development projects must demonstrate compliance with the Sonoma County Green Building and Energy Efficiency Ordinances and the California Building Energy Efficiency Standards (Title 24, part 6) of the California Building Code; and

BE IT FURTHER RESOLVED that any new commercial project, new single family and multi-family residential construction project which achieves Green Building compliance through this process may advertise their compliance and their affiliation with the County of Sonoma's Green Building Program.

BE IT FURTHER RESOLVED that the provisions of this Resolution apply upon the effective date of the Ordinances adopting Chapters 7D1 and 7D2.

DULY PASSED this ____ day of November 2009.

SUPERVISORS VOTE:

Brown: Kerns: Zane: Carillo: Kelley:

Ayes: Noes: Absent: Abstain:

SO ORDERED.